

## **Design Criteria Narrative**

### **EVERGREEN FORD DETAIL SHOP**

**975 – 1st Ave. N.E., Issaquah, WA**

#### **Street Frontage Improvement:**

- Per the pre-application meeting notes provided by the city, the side walk has been located adjacent to the building with large landscape area and parallel parking added by the street.

#### **Building Façade:**

- The primary entrance has been moved to face 1<sup>st</sup> Ave. NE. Additional glass, and entrance canopy has been added for architectural treatment.
- The street frontage façade has over 57% windows with multiple material changes and features.
- The south and west facades have been revised to show material changes, block modulation and height variation to eliminate "back side" appearance.

#### **Building Frontage:**

- The building frontage is over 60%. The site is an odd shape site with limited possibilities for use, access and zoning compliance.

#### **Community Space:**

- 400 s.f. of Community Space is required per the pre-application meeting notes. The attached site plan shows a Community Space of 769 s.f.
- Incorporates 30% landscape with trees, shrubs, groundcover and perennial landscape.
- At least 50% of Community Space has colored, scored concrete paving.
- (2) benches are placed within the Community Space.
- Soil treatment will be incorporated in planting beds at Community Space.
- (1) animal proof waste container has been provided at Community Space.

#### **Fencing:**

- Black coated chain link fencing will be utilized around the parking area to the rear of the site.

#### **Landscaping:**

- Perimeter, landscape interior and Community Space landscaping has been provided above prescribed requirements. See landscape plans.